

Minutes

SCHOA Board of Directors Regular Meeting

September 15, 2016

Call to Order: 6:35 PM

Attendance:

Bob Schultz
Michael Morrey
Mario Sericolo
Laura Bailey
Phillip Durben
Management Company Representative: Don Campbell

Homeowners in attendance: 2 homeowners in attendance

The board (several months ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course they are always welcome to stay and observe if they so choose).

Open Forum: homeowners stated they were simply there to observe the meeting; one new owner asked about fencing and whose responsibility to maintain. Board verified that he was referring to fencing along Gem Hts. Drive then explained that in a meeting several months ago the board determined that all fencing is the responsibility of the owner whose lot it encloses. In the past the HOA had maintained this "perimeter fencing" but that the maintenance costs had become too high and individual lot owners need to maintain their own fences.

Minutes: 7:15 PM

Motion made by Laura; seconded by Bob to approve the minutes of the August 18, 2016 board meeting as written. Vote to approve the minutes as written; *5 yeas. Motion carries*

Previously tabled minutes from the July 21, 2016 meeting; changes made by Secretary were reviewed Motion made by Bob; seconded by Laura to approve with the changes Vote to approve the minutes; *5 yeas. Motion carries*

Officers Reports:

- o Pres. – Mike noted that the FEMA meetings are very educational and he would encourage everyone to come and learn something about emergency preparedness.

Management Report:

- **Reports:** Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies.
- **Collections report:** Delinquent Assessments Aug. 19% (\$396,840 past due) – Sept. 16% (\$382,426.838)
 - o Second half was due end July so indeed the delinquents went up as expected. (Good news is that they are trending back down now & lower balance than last year at this time)

Another approx \$14,400 has been collected over the month with continued optimism for more to come

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- **Violation report:** Letters sent July – 288 – August – 113 the violation synopsis report goes onto the website each month so that members can see that they "are not the only one receiving a letter".
- **Maintenance:**
 - A). Gates issues to make decisions on:
 - 1. Hillsboro West: Both power back up units need to be replaced
 - 2. Hillsboro East: Both power back up units need to be replaced
 - a. (estimate \$4400 total all 4 leafs)
 - 3. Discussion needs to be had soon regarding the future of gate controllers and parts availability...
 - B). Fence: stain quote – good deal you should take it and I will schedule now
 - C) Greenbelt cleanup (“homeless encampments”) DONE... continue to watch and re-clean as needed
 - D) Clubhouse lighting. –bid requested for additional lighting for optimal camera function
 - E) New project. Time to re number the CH and BF streetlights... not visible. Board please consider
 - F) Small pond in Hillsboro near Norm... seems to be HOA responsibility to clean – short discussion
- **Misc.**
 - A) Parking/Towing – still need to finalize a plan for Brookfield specifically plus rethink rest of HOA
 - B) Back area near Winco pond some dumping occurred. IT was witnessed and the culprit (renter) has been charged (homeowner)
 - C) *Premier speed bump – completion n (and others?) did John connect with Mike to meet on site?*
 - D) *Brookfield lots 104-127 & 132-142 Use Easement (brief discussion FYI only no action needed).*

Committee Reports:

1. Crime watch committee:

- **None**
- Officer report: Shane states that it has been relatively quiet. He has had to run some kids out of the common areas after dark though.

2. Budget Committee:

- **No Report**

3. Community Events Committee:

- *Shane makes note again that he is working with others to get the “Santa Cops” event again this year. In the past the HOA has supported this function as a community event*

** Always watch the HOA website at www.silvercreekwa.com for activities announcements.*

4. ACC

- Requests are decreasing as summer comes to an end

Regular Business: (items discussed and decisions made between meetings)

- None.

Old Business:

- Gates: Motion made by Laura second by Mario to replace the battery back up units in Hillsboro gates if that is what it will take to get them working right. Don to double check with Sutherland Security before placing the order. Will update board via email and then report at next meeting.

New Business:

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Motion to adjourn to Executive Session: 7:55 PM

Recall regular meeting to order (out of Executive Session): 8:45 PM synopses of discussions and decisions made:

- Legal and collection matters discussed

Meeting Adjourned. 8:55 PM